



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday September 21, 2011

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Board of Appeals-Thursdays, September 22, 2011 Meeting @ 7:00 PM

Contact

Development Review at 301-600-1134 for preliminary/final plats, and site plan items

- or -

Planning at 301-600-1138 for re-zonings, Ag-preservation, workshops, and public hearing agenda items

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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1:00 P.M.

1. **MINUTES** **APPROVAL**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
4. **SITE PLANS** **APPROVAL**
 - a) [Villages of Urbana-Phase II Revision](#) – The applicant is requesting a revision of their approved Phase II Plan for the Villages of Urbana PUD. Proposed changes to sections M-1 and M-22b will modify dwelling unit density and type while maintaining the previously approved overall number of dwellings. The subject site is 102.5 acres in size and is located north of the intersection of Urbana Pike (MD 355) and Fingerboard Rd (MD 80). Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 67.
S1065, A/P11948, *Denis Superczynski*
 - b) [Villages of Urbana M1-C](#) – The applicant is requesting Combined Preliminary Plan/Site Plan approval of Section M-1C of the Villages of Urbana PUD. The plan proposes 17 townhouse units to be built on 1.30 acres located on the north side of Worthington Blvd at Sprigg Street. Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 249.
S1065, A/P 11963, *Denis Superczynski*

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- c) [Villages of Urbana M1-D & M1-E](#) – The applicant is requesting Combined Preliminary Plan/Site Plan approval of Sections M-1D and M1-E of the Villages of Urbana PUD. The plan proposes 155 townhouse units to be built on 11.05 acres located on the south side of Worthington Blvd between Sprigg Street and Lew Wallace Street. Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 249. S1065, A/P 11959, *Denis Superczynski*

5. TEXT AMENDMENT- PUBLIC HEARING

RECOMMENDATION

- a) [Priority 2 Zoning Ordinance Text Amendments \(ZT-11-02 through ZT-11-13\)](#) – Public hearings will be held regarding the proposed text amendments. The text amendments are intended to increase maximum storage capacity of petroleum product storage in the LI and GI zoning districts; return the Planned Development Residential and Planned Development Employment terminology to Planned Unit Development and Mixed Use Development; amend the Priority Preservation Area provisions within the Open Space Recreation floating zone; permit limited accessory apartments as an accessory use and accessory apartments through site development plan review; permit temporary mobile homes as an accessory use; permit animal hospital or veterinary clinic in the General Commercial zoning district through site development plan review; permit automobile repair or service shop in the Limited Industrial district through site development plan review; provide consistency in permitted signage for places of worship and other commercial and industrial land uses in commercial and industrial districts; increase the permitted signage for lots with buildings facing multiple public streets; increase flexibility of outside storage requirements within the Limited Industrial and General Industrial zoning districts; Increase the permitted square footage devoted to product sales for limited roadside stands; and remove the Highway Service zoning district from the zoning ordinance. *Shawna Lemonds*